

155.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

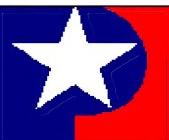
736,100 / 736,100

USE VALUE:

736,100 / 736,100

ASSESSED:

736,100 / 736,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
221		WAVERLY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CRUZ ADNAI MENDEZ &	
Owner 2: TEMIN MELANIE	
Owner 3:	

Street 1: 221 WAVERLEY ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: SMYTH WILLIAM H & IRIS B -
Owner 2: -
Street 1: 221 WAVERLEY ST
Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

NARRATIVE DESCRIPTION
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Aluminum Exterior and 1669 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6000.000	316,100		420,000	736,100			
Total Card		0.138	316,100		420,000	736,100	Entered Lot Size		
Total Parcel		0.138	316,100		420,000	736,100	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	441.04	/Parcel: 441.0	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	316,100	0	6,000.	420,000	736,100	736,100	Year End Roll	12/18/2019
2019	101	FV	249,400	0	6,000.	420,000	669,400	669,400	Year End Roll	1/3/2019
2018	101	FV	249,400	0	6,000.	354,000	603,400	603,400	Year End Roll	12/20/2017
2017	101	FV	249,400	0	6,000.	324,000	573,400	573,400	Year End Roll	1/3/2017
2016	101	FV	249,400	0	6,000.	276,000	525,400	525,400	Year End	1/4/2016
2015	101	FV	235,600	0	6,000.	240,000	475,600	475,600	Year End Roll	12/11/2014
2014	101	FV	235,600	0	6,000.	222,000	457,600	457,600	Year End Roll	12/16/2013
2013	101	FV	235,600	0	6,000.	211,200	446,800	446,800		12/13/2012

SALES INFORMATION		TAX DISTRICT		Parcel ID		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V Tst	Verif Notes
SMYTH WILLIAM H	57527-489		9/28/2011		470,000	No	
	14319-15		6/1/1981		84,000	No	Y

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
11/30/2018	1812	Insulate	4,163 C						6/30/2018	MEAS&NOTICE	HS	Hanne S											
7/16/2014	849	Redo Bat	9,000						7/22/2014	Info Fm Prmt	PC	PHIL C											
5/11/1994	186		3,500					10X18 PORCH	7/3/2012	Measured	JBS	JOHN S											
									12/28/2011	MLS	EMK	Ellen K											
									3/20/2009	Meas/Inspect	189	PATRIOT											
									1/13/2000	Inspected	263	PATRIOT											
									11/30/1999	Mailer Sent													
									11/23/1999	Measured	270	PATRIOT											
									10/21/1989	Meas/Inspect	355	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/Ha: 0.13774 Total SF/SM: 6000 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 420,000 Spl Credit: Total: 420,000

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 15 - Old Style	Sty Ht: 1H - 1 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:					
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall: 8 - Brick Veneer	5%	Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	OTHER FEATURES	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:					
GENERAL INFORMATION				CONDOS INFORMATION				RESIDENTIAL GRID														
Grade: C - Average	Year Blt: 1936	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower					
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Name:	Totals	RMS: 7	BRs: 3	Baths: 2	HB													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: AG - Avg-Good	26.	Functional:	Economic:	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	7	3	M					
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total: 10	%	Special:	Override:	Kitchen:	Baths:	Additions:					Plumbing:									
Bsmnt Flr: 12 - Concrete	Subfloor:					Electric:	Heating:						General:									
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Total: 26.4	%	Other Features: 86000	Grade Factor: 1.00	NBHD Inf: 1.00000000	WtAv\$/SQ:	AvRate:	Ind.Val		Totals	1	7	3						
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 1	% Heated: 100	% AC:		NBHD Mod: 1.00	LUC Factor: 1.00	Adj Total: 429447	Juris. Factor:		Before Depr:	163.63										
Solar HW: NO	Central Vac: NO			% Sprinkled:		Depreciation: 113374	Final Total: 316100	Depreciated Total: 316073	Special Features: 0	Val/Su Net:	186.93	98.05										
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 155.0-0004-0003.0				IMAGE									
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N	Total Yard Items:					Total Special Features:								Total:								